THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12020255B**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $485,000.00. Affiant Subscribed and sworn to before me, this 21st day of February, 2012. My Commission Expires September 9, 2014 Notary Public My Commission Expires: _____

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Grant Thomas Smothers and Jere Suzanne Smothers 637 Cherry Glen Circle Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13-11-71.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **J. Dixon Witherspoon and wife, Wanda Witherspoon,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grant Thomas Smothers and Jere Suzanne Smothers, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1 of Block "Q" on the Plan of Tyne Meade, Section 4, as of record in Book 1424, Page 25.

Said Lot No. 1 fronts 175 feet on the Northerly side of Wayland Drive and runs back between parallel lines, 255.6 feet to a dead line.

Being the same property conveyed to J. Dixon Witherspoon and wife, Wanda Witherspoon by Warranty Deed from Thomas S. McNiel and wife, Elliott Wallace McNiel, recorded on the 31st day of July, 1991 in Deed Book 8409, Page 466, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNE MEADE, SECTION IV, as recorded in Plat Book 1424, Page 25.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1512, Page 384.

This is improved property located at 4004 Wayland Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns forever.

BILL GARRETT, Davidson County
Trans:T20120013071 DEEDWARR
Recvd: 02/22/12 14:25 2 pgs
Fees:13.00 Taxes:1794.50
20120222-0015470

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2012.

J. Dixon Witherspoon

Wanda Witherspoon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. Dixon Witherspoon and Wanda Witherspoon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2012.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014